

141.0

0005

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

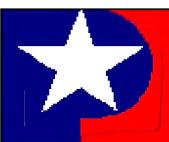
856,200 / 856,200

USE VALUE:

856,200 / 856,200

ASSESSED:

856,200 / 856,200


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		STEVENS TERR, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: ROSS JULIE--ETAL	
Owner 2: CALLAHAN PAUL	
Owner 3:	

Street 1: 26 STEVENS TERR	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .162 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Aluminum Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7043	Sq. Ft.	Site			0	80.	0.90	9									505,034							505,000

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7043.000	351,200		505,000	856,200		90975
							GIS Ref
							GIS Ref
							Insp Date
							11/17/16

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID			PAT ACCT.		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2022	101	FV	351,200	0	7,043.	505,000	856,200		Year end	12/23/2021				
2021	101	FV	341,200	0	7,043.	505,000	846,200		Year End Roll	12/10/2020				
2020	101	FV	341,100	0	7,043.	505,000	846,100	846,100	Year End Roll	12/18/2019				
2019	101	FV	259,500	0	7,043.	473,500	733,000	733,000	Year End Roll	1/3/2019				
2018	101	FV	259,500	0	7,043.	391,400	650,900	650,900	Year End Roll	12/20/2017				
2017	101	FV	258,400	0	7,043.	359,800	618,200	618,200	Year End Roll	1/3/2017				
2016	101	FV	258,400	0	7,043.	328,300	586,700	586,700	Year End	1/4/2016				
2015	101	FV	252,400	0	7,043.	322,000	574,400	574,400	Year End Roll	12/11/2014				

BUILDING PERMITS								ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
8/13/2015	1131	Redo Bat	23,800	C	8/13/2015			Downstairs bath an	11/17/2016	Left Notice	DGM	D Mann		
12/27/2011	1893	Redo Kit	21,200						11/17/2016	Measured	DGM	D Mann		
2/1/2010	69	New Wind	17,000					REPLACE 20 WINDOWS	11/17/2016	Permit Visit	DGM	D Mann		
									6/11/2012	Info Fm Prmt	BR	B Rossignol		
									2/3/2009	Measured	372	PATRIOT		
									5/5/2000	Missed Appt.	276	PATRIOT		
									12/1/1999	Mailer Sent				
									11/22/1999	Measured	243	PATRIOT		
									1/1/1982		MS			
									Sign:	VERIFICATION OF VISIT NOT DATA				

<b>EXTERIOR INFORMATION</b>		<b>BATH FEATURES</b>		<b>COMMENTS</b>		<b>SKETCH</b>	
Type: 6	- Colonial	Full Bath: 1	Rating: Very Good				
Sty Ht: 2	- 2 Story	A Bath:	Rating:				
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:				
Foundation: 1	- Concrete	A 3QBth:	Rating:				
Frame: 1	- Wood	1/2 Bath: 1	Rating: Very Good				
Prime Wall: 3	- Aluminum	A HBth:	Rating:				
Sec Wall:	%	OthrFix:	Rating:				
Roof Struct: 2	- Hip	<b>OTHER FEATURES</b>					
Roof Cover: 1	- Asphalt Shgl	Kits: 1	Rating: Very Good				
Color: WHITE		A Kits:	Rating:				
View / Desir:		Frl: 1	Rating: Good				
<b>GENERAL INFORMATION</b>		WSFlue:	Rating:				
Grade: C - Average		<b>CONDOS INFORMATION</b>					
Year Blt: 1938	Eff Yr Blt:	Location:					
Alt LUC:	Alt %:	Total Units:					
Jurisdct: G18	Fact: .	Floor:					
Const Mod:		% Own:					
Lump Sum Adj:		Name:					
<b>INTERIOR INFORMATION</b>		<b>DEPRECIATION</b>					
Avg Ht/FL: STD		Phys Cond: GV - Good-VG	10. %				
Prim Int Wal	2 - Plaster	Functional:	%				
Sec Int Wall:	%	Economic:	%				
Plaster		Special:	%				

## INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:		%
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:	1	
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	3	- Forced H/W
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wal		% Sprinkled

## MOBILE HOME

Make:

Model:

Serial #

Year:  Color:

## SPEC FEATURES/YARD ITEMS

## SKETCH

```

graph LR
    Top[4 EFP (98) | 23 | 8] --> Bottom[24 SFL (720) | 14 OSP (112) | 2]
    subgraph TopBox [Top Box]
        direction TB
        T1[4 EFP (98)]
        T2[23]
        T3[8]
    end
    subgraph BottomBox [Bottom Box]
        direction TB
        B1[24 SFL (720)]
        B2[14 OSP (112)]
        B3[2]
    end

```

## SUB-ÁREA

SUB AREA		SUB AREA DETAIL									
Code	Description	Area - SQ	Rate - AV	Undepr	Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	720	53.170		38,283						
FFL	First Floor	720	177.240		127,611						
SFL	Second Floor	720	177.240		127,611						
OSP	Screen Porch	112	34.700		3,886						
WDK	Deck	96	16.160		1,551						
EFP	Enclos Porch	28	73.320		2,053						
		Net Sketched Area:		2,396		Total:		300,995			
Size Ad	1440	Gross Area	2396	FinArea	1440						

## SUB AREA DETAIL

## IMAGE

AssessPro Patriot Properties, Inc

